

Vacant Abandoned Building Incentive Program (VABIP)

To receive an VABIP Application
Contact:

Columbia Empowerment Zone, Inc.
Phone (803) 733-8438 Fax (803) 733-8573

Or Online At:
www.columbiasc.net/cez

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Post Office Pox 141
Columbia, South Carolina 29202
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The **Vacant Abandoned Building Incentive Program** (VABIP) incentivizes the reuse of vacant and abandoned buildings within the City of Columbia and adjacent areas of the City.

The utilization of the program funds will foster, encourage, nurture and support Columbia as a socially and economically vibrant community with sustainable jobs and a thriving, entrepreneurial, small-business environment.

Program Goals

- ◆ To eliminate blight by encouraging the reuse of vacant and abandoned buildings within the City of Columbia and adjacent areas of the City by reimbursing eligible expensing.
- ◆ A resource to influence the development and restructuring of the local economy by creating, retaining and expanding job opportunities.
- ◆ Promote the purchase and/or renovation of vacant building that will be occupied by small businesses and will result in the creation or retention of jobs and economic development activity.
- ◆ Reduce the burden placed on government zoning and enforcement resources.



Lady Street Suites - 1509 Lady Street

Who Is Eligible to Apply?

Property Owners or Tenants within the City of Columbia or adjacent areas to the City.

What Types of Improvements Are Eligible?

Purchase, Preserve, Repair or Replace

Permanent Improvements To

Windows	Doors	Signage	
Electrical	Sheetrock	Awnings	
Lighting	Painting	HVAC	Structural
Minor Masonry/Carpentry Repairs			

Architectural Detail
Cornice, Corbel, Frieze, Gutter, Downspout

Iron Bar Removal and Disposal from Windows or Doors

Storefront or Interior Remodeling

Decking Stairway, Roofing Repair, Ornamental Fencing

NO Landscaping Enhancements

Are There Target Areas?

Yes, the project site must be a retail, professional business space and/or building located within the City of Columbia or adjacent areas of the City. Priority given to City of Columbia limits.

Are there any Minimum or Maximum Award Requirements?

Approved applicants may be eligible for a maximum award of Twenty Thousand Dollars (\$20,000). The award shall not exceed more than 10% of the total project cost. **(Awards are issued on a reimbursable bases)*

◆ The minimum award amount is **\$1,000.**

◆ The maximum award amount is **\$20,000.**

Application Requirements

The Incentive Program Application must include but is not limited to:

- ☐ Completed Application
- ☐ Application Processing Fee of \$100.00
- ☐ Current photographs of project site
- ☐ Elevation, rendering or product information reflecting the vision of the completed project
- ☐ Project Specification Sheet
- ☐ List of Contractors contacted to bid for project
- ☐ Copy of Bids submitted by Contractors
- ☐ Proof of Ownership - Copy of Mortgage/ Deed (If Owner is Applicant)
- ☐ Letter of Agency **and** copy of Lease (If Tenant is Applicant)
- ☐ Proof of Good Standing for:
 - ◆ *Property Taxes*
 - ◆ *Sewer Fees & Water Fees*
 - ◆ *Mortgage & Rent or Lease Payments*
- ☐ Copy of Property and Liability Insurance for site where project will take place
- ☐ Copy of Current Business License, when applicable
- ☐ Applicants may be scheduled to make a 15 minute presentation Incentive Committee and/or CEZ, Inc. Board of Directors
- ☐ Building Appraisal
- ☐ Receipt of expenses required for reimbursements

“Create, Retain and Reinvest Wealth”